



DRAKENZICHT  
PAARL - WESTERN CAPE

*Life is Beautiful!*

NATURAL  
PROPERTY  
*Legaro*  
PROPERTY  
DEVELOPMENT

# LUXURY WINELANDS LIVING





# ABOUT

Drakenzicht estate redefines country-style family living with luxury features, finishes, and facilities.

Each home features Oggie engineered wood flooring in the bedrooms, a master suite with a luxurious bathroom, SMEG kitchen appliances, a cosy wood-burning fireplace, and an enclosed braai room with patio

Drakenzicht offers an exclusive lifestyle investment for families, couples, and retirees with an on-site Lifestyle Centre, backup power, and state-of-the-art security. Enjoy majestic views of the Drakenstein mountains from your home and private garden.

Invest in a home for your future. Drakenzicht is located near top-tier schools, healthcare facilities, outdoor adventures, and convenient shopping options. Come home to a secure indoor-outdoor lifestyle in the Paarl Winelands.

FROM R7 299 900



CNR. R301 AND  
LUSTIGAN RD



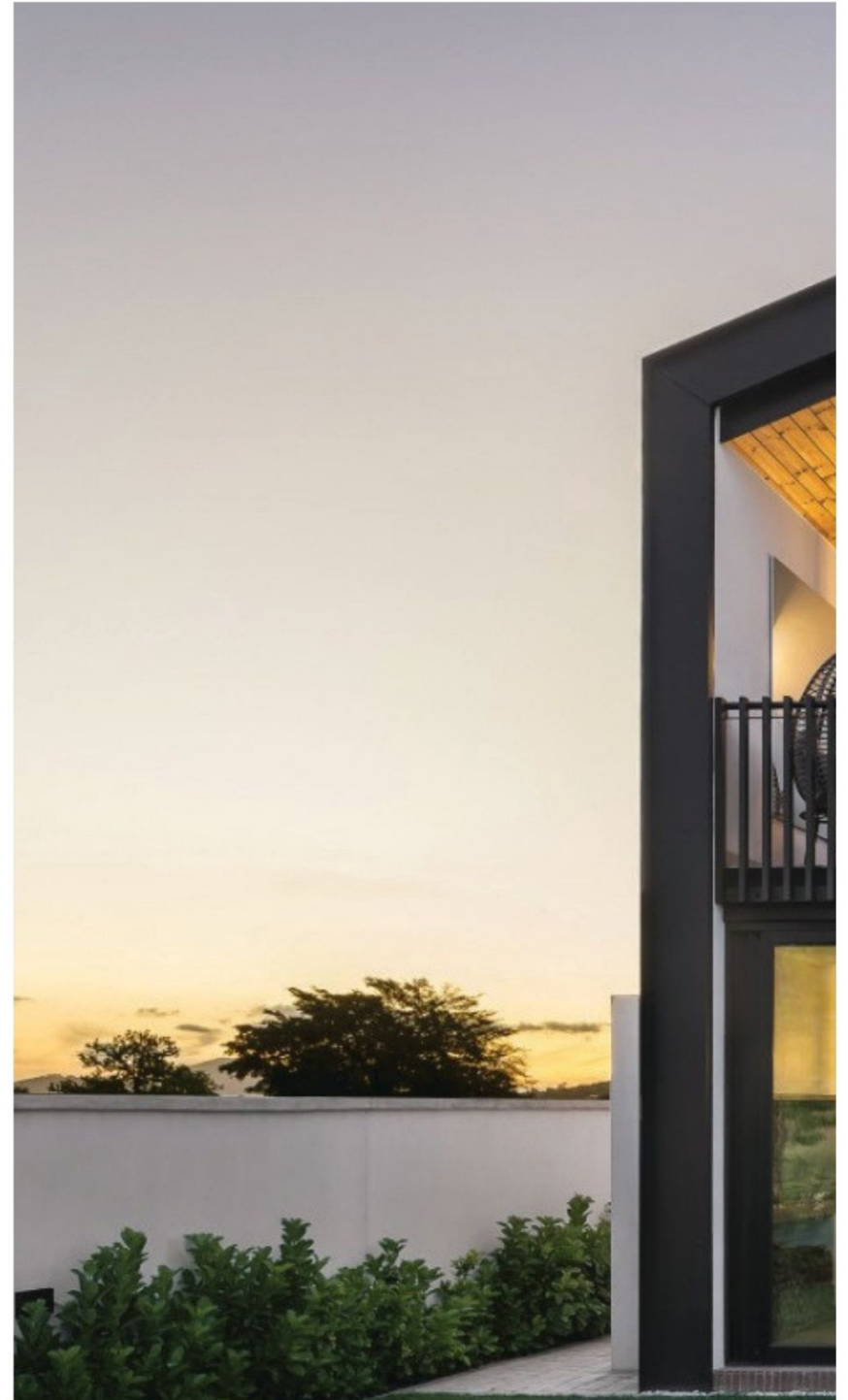
# DOUBLE STORY HOMES

Drakenzicht's three - and four-bedroom double-storey homes are perfectly designed and finished with generous living spaces.

Features include central airconditioning, smart technology, Oggie engineered wood flooring in the bedrooms, a master suite with a luxurious bathroom, SMEG kitchen appliances, a beautiful Stephen Pikus chandelier in the kitchen, a wood-burning fireplace in the lounge, an enclosed braai room with patio, private garden with tiled pool and double garage.

There are three configurations available.

- Type A&E 3-bedroom, 3,5 bathroom double-storey homes offer entrance hall, a guest bathroom, generous living space, a garage and braai room on the ground floor, and bedrooms each with an ensuite on the first floor
- Type C & G 4-bedroom, 4,5 bathroom double-storey homes offer entrance hall, a guest bathroom, generous living space, a garage and braai room on the ground floor, and bedrooms each with an ensuite on the first floor.
- Type D 4-bedroom, 4,5 bathroom double-storey homes offer generous living space, a guest bedroom with an ensuite, a guest bathroom, a garage and a braai room on the ground floor, and the remaining bedrooms each with an ensuite on the first floor.



# AWARD-WINNING ARCHITECTURE





Ground Floor Plan

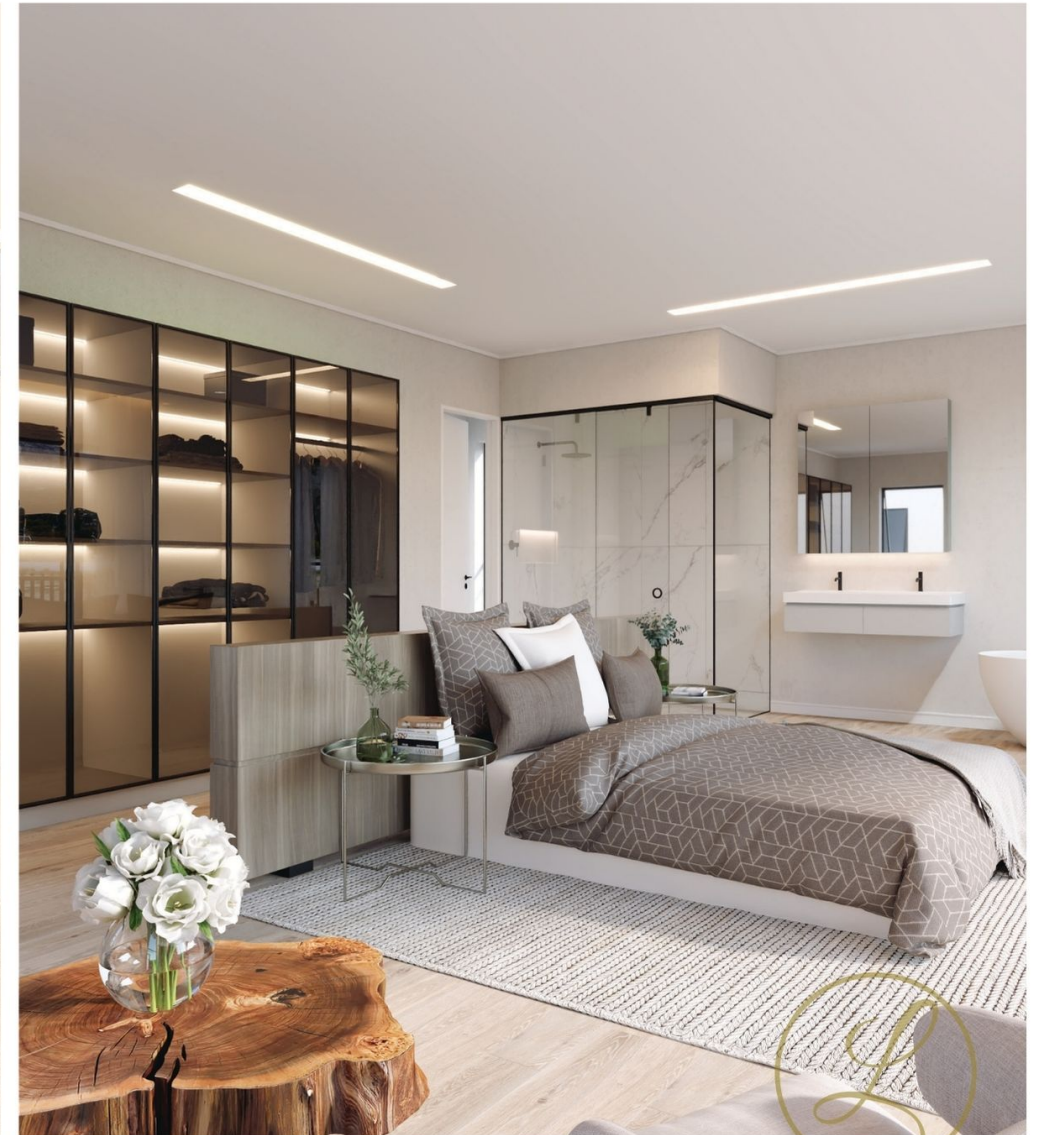


First Floor Plan

Area Summary Type A & E		
Ground Floor	Garage	46m <sup>2</sup>
	Living Space	50m <sup>2</sup>
	Braai Room	27m <sup>2</sup>
First Floor	Bedroom 1 Master	53m <sup>2</sup>
	Bedroom 2	27m <sup>2</sup>
	Bedroom 3	25m <sup>2</sup>
Other (Lobby, Circulation, Guest Toilet)		52m <sup>2</sup>
Total		280m <sup>2</sup>

TYPE A & E

3 Bedroom 3.5 Bathroom | Total Area: 280m<sup>2</sup> | Land Area: 363m<sup>2</sup>





Ground Floor Plan



First Floor Plan

Area Summary Type B & F		
Ground Floor	Garage	47m <sup>2</sup>
	Living Space	69m <sup>2</sup>
	Braai Room	21m <sup>2</sup>
First Floor	Bedroom 1 Master	42m <sup>2</sup>
	Study	21m <sup>2</sup>
	Bedroom 2	21m <sup>2</sup>
	Bedroom 3	21m <sup>2</sup>
Other (Lobby, Circulation, Guest Toilet)		33m <sup>2</sup>
Total		275m <sup>2</sup>

TYPE B & F

3 Bedroom 3.5 Bathroom | Total Area: 275m<sup>2</sup> | Land Area: 340m<sup>2</sup>





Ground Floor Plan

Area Summary Type C & G		
Ground Floor	Garage	46m <sup>2</sup>
	Living Space	74m <sup>2</sup>
	Braai Room	28m <sup>2</sup>
First Floor	Bedroom 1 Master	51m <sup>2</sup>
	Bedroom 2	29m <sup>2</sup>
	Bedroom 3	27m <sup>2</sup>
	Bedroom 4	20m <sup>2</sup>
Other (Lobby, Circulation, Guest Toilet)		60m <sup>2</sup>
Total		335m <sup>2</sup>



First Floor Plan

TYPE C & G

4 Bedroom 4.5 Bathroom | Total Area: 335m<sup>2</sup> | LandArea: 360m<sup>2</sup>





Ground Floor Plan



First Floor Plan

Area Summary Type D		
Ground Floor	Garage	41m <sup>2</sup>
	Living Space	64m <sup>2</sup>
	Braai Room	18m <sup>2</sup>
	Guest Bedroom	26m <sup>2</sup>
First Floor	Bedroom 1 Master	58m <sup>2</sup>
	Bedroom 2	38m <sup>2</sup>
	Bedroom 3	25m <sup>2</sup>
Other (Lobby, Circulation, Guest Toilet)		39m <sup>2</sup>
Total		310m <sup>2</sup>

TYPE D

4 Bedroom 4.5 Bathroom | Total Area: 310m<sup>2</sup> | Land Area: 337m<sup>2</sup>



# SINGLE STORY HOMES

The four-bedroom, four-and-a-half-bathroom single-storey homes are a luxurious single-level living experience, available in two configurations. Each home is designed to optimise natural light and spatial flow, with exclusive finishes.

Features include an expansive kitchen with a private pantry and scullery, SMEG kitchen appliances, a wood-burning fireplace, an enclosed braai room with patio, central airconditioning, Oggie engineered wood flooring, and a master suite with a luxurious bathroom and spacious walk-in closet.

- Indoor-outdoor living with black aluminium stackable doors and windows
- Full insulation and large double-glazed windows
- Private garden with tiled pool
- Double garage



# EXCLUSIVE COLLECTION





Area Summary Type I		
Ground Floor	Garage	48m <sup>2</sup>
	Living Space	111m <sup>2</sup>
	Braai Room	21m <sup>2</sup>
	Bedroom 1 Master	50m <sup>2</sup>
	Bedroom 2/Study	30m <sup>2</sup>
	Bedroom 3	29m <sup>2</sup>
	Bedroom 4	25m <sup>2</sup>
	Other (Lobby, Circulation, Guest Toilet)	21m <sup>2</sup>
	Total	336m <sup>2</sup>

TYPE I

4 Bedroom 4.5 Bathroom | Total Area: 336m<sup>2</sup> | LandArea: 541m<sup>2</sup>





Area Summary Type J		
Ground Floor	Garage	48m <sup>2</sup>
	Living Space	111m <sup>2</sup>
	Braai Room	21m <sup>2</sup>
	Bedroom 1 Master	48m <sup>2</sup>
	Bedroom 2/Study	30m <sup>2</sup>
	Bedroom 3	28m <sup>2</sup>
	Bedroom 4	25m <sup>2</sup>
Other (Lobby, Circulation, Guest Toilet)		21m <sup>2</sup>
Total		333m <sup>2</sup>

TYPE J

4 Bedroom 4.5 Bathroom | Total Area: 333m<sup>2</sup> | LandArea: 541m<sup>2</sup>





Penthouse		
First Floor	6 Car Garage	91m <sup>2</sup>
	Living Space	94m <sup>2</sup>
	Balcony	68m <sup>2</sup>
	Bedroom 1 Master	60m <sup>2</sup>
	Bedroom 2	28m <sup>2</sup>
	Bedroom 3	28m <sup>2</sup>
Other (Lobby, Circulation, Guest Toilet)		82m <sup>2</sup>
Total		448m <sup>2</sup>

# SIGNATURE PENTHOUSE



The Drakenzicht penthouses are masterpieces of design with premium finishes. They have exclusive elevator access, luxurious living space, dining room, kitchen, and a lap pool on the balcony with breathtakingly beautiful views of the surrounding mountains and vineyards. Each bedroom has an ensuite.

- Expansive kitchen with private pantry and scullery, including SMEG kitchen appliances
- Tiled patio and built-in braai
- Swimming pool and balcony



# WORLD-CLASS FACILITIES



## LIFESTYLE CENTRE

Residents and their guests have exclusive access to the Lifestyle Centre, which offers world-class facilities for fitness and leisure, business, and convenience.



### 25M HEATED POOL

Swim laps all year round in the heated outdoor pool.



### YOGA STUDIO

Destress and find your inner calm.



### DRAKENZICHT GYM

Everything you need to achieve your personal best.



### RUNNING TRACK

Train for that marathon, start your fitness journey, or release the day's stress.



**MEETING ROOMS**

Enjoy a work-life balance that makes working from home stress-free.



**BUSINESS LOUNGE WITH WIFI**  
Drakenzicht offers business convenience from home.



**LAUNDROMAT**  
We offer an easy and efficient laundry service to keep life simple.



**CONCIERGE SERVICE**  
Convenience when you need it.



**CHILDREN'S PLAY AREA**  
A safe outdoor play area made for imagination and adventure.



**CAFÉ**

Coffee, lunches, refreshments, and good conversation.



**LITTLEHILL MONTESSORI**  
Invest in a beautiful future. LittleHill Montessori School sets the standard for quality education.



**CHESS SET**

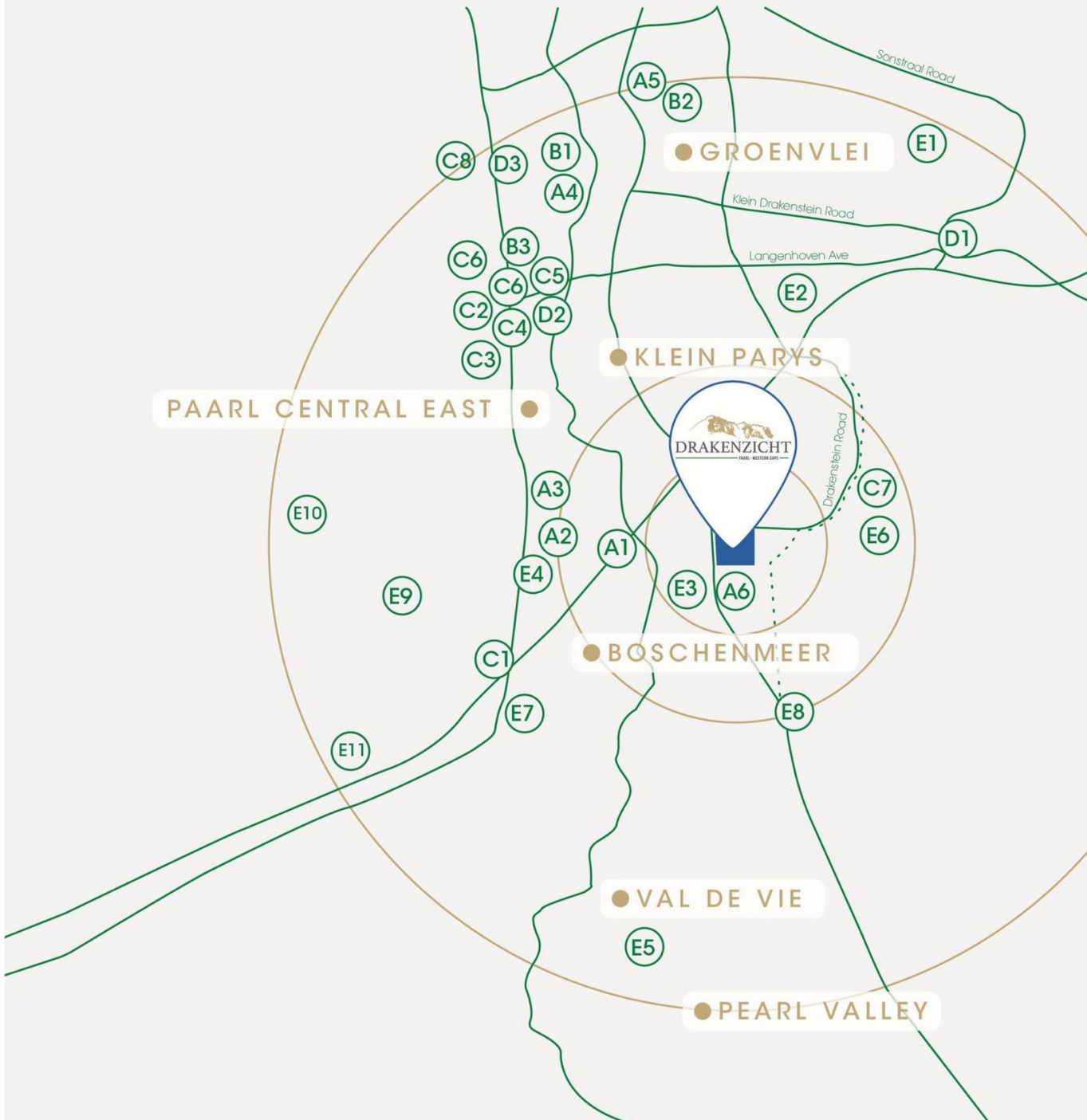
Enjoy an outdoor chess game with friends and family.



**DOG PARK**

Spend quality time with your furry best friend.





## MAP LEGEND

### A RETAIL

1. Paarl Mall
2. Laborie Centre
3. Frater Square
4. Rembrandt Mall
5. Paarl East Shopping Centre
6. Drakenstein Centre

### B MEDICAL

1. Paarl Provincial Hospital
2. Paarl East TC Newman Memorial Hospital
3. Mediclinic Paarl

### C EDUCATION

1. Courtai Primary
2. Paarl Boys' High
3. Paarl Girls' High
4. Paarl Boys' Primary
5. La Rochelle Girls High
6. La Rochelle Girls Primary
7. Ronwe Primary School
8. Paarl Gimnasium

### D POLICE

1. Boland Public Order Police
2. Paarl Police Station
3. SAPS Academy Paarl

### E OTHER ATTRACTIONS

1. Palmiet Valley Estate
2. Boland Park
3. Boschhenmeer Golf Estate
4. Laborie Wine Estate
5. Val de Vie Estate
6. Avondale Wine
7. Strawberry King
8. Freedom 301 Bar & Restaurant
9. Taal Monument
10. Paarl Mountain Nature Reserve
11. Fairview Wine and Cheese

# SITE PLAN





## CONTACT

Chris Berdanis  
+27 (79) 287 4002  
[chris@naturalproperty.co.za](mailto:chris@naturalproperty.co.za)

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